



Town Clerk

Les Trigg

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15 Station Road
STONE
ST15 8JP

29 July 2020

Dear Councillor,

A **VIRTUAL** meeting of the **PLANNING COMMITTEE** will be held on **TUESDAY 4 AUGUST 2020** at **7:05pm**, or upon the rising of the Town Council meeting, if later.

The Agenda is set out below, and I trust you will be able to attend.

The meeting will be streamed live on YouTube and members of the public are welcome to observe.

View Meeting: <https://www.youtube.com/channel/UCXHye7pCvT-mVBouN3IUTWQ>

Access to planning documentation is available at:

<https://www12.staffordbc.gov.uk/online-applications/>

Les Trigg
Town Clerk

AGENDA

1. **To receive apologies for absence**
2. **Declarations of Interest and Requests for Dispensations Received**
3. **Representations from Members of the Public**

To consider representations from members of the public on items to be considered at this meeting, in accordance with the Council's scheme of public participation.

4. **Minutes of Previous Meeting**
 - a) To confirm as a correct record the minutes of the meeting of the Planning Committee, held on 3 March 2020, Minute Numbers P20/097 – P20/102

5. **To consider the following applications for planning approval and to agree observations thereon for submission to Stafford Borough Council and Staffordshire County Council:**

Application Number – 20/32513/HOU

Applicant – Mr J. Goodson

Location – 31 Redwood Avenue, Stone

Development – Rearward extension of upper storey of existing house, built up from head of recent (2018) single storey extension to which permission 17/27168/HOU applies

Application Number – 20/32656/HOU

Applicant – Mr A. Khan

Location – The Hollies, Blackies Lane, Stone

Development – Replacement garage with gazebo

Application Number – 20/32263/FUL

Applicant – Mrs K. Champ (A & J New Homes Ltd)

Location – 2 Airdale Road, Stone

Development – Detached bungalow

Application Number – 20/32561/HOU

Applicant – Mr T. Bebb

Location – 28 Mercer Avenue, Aston Lodge, Stone

Development – Ground floor extension for bedroom and bathroom and ground floor extension for kitchen, dining room and orangery

Application Number – 20/32320/HOU

Applicant – Mr G. Mundell

Location – 85 Pirehill Lane, Stone

Development – Extensions to 85 Pirehill Lane

Application Number – 20/32779/HOU

Applicant – Mr C. Brown

Location – Holly Cottage, 72 Newcastle Road, Stone

Development – Raised deck to the rear

6. **Applications included within the Borough Council's weekly list that have not yet been received by the Town Council (NOTE: these items will be withdrawn if the application has not been received by the day of the meeting)**

None

7. **To note the following items considered under delegated powers:**

Application Number – 20/32023/HOU

Applicant – Mrs J. Holmes

Location – 1 The Crest, Manor Rise, Walton

Development – Extension to garage and partial conversion with extension above together with internal alterations

Observations: No objections

Application Number – 20/31892/LBC

Applicant – Mr K. Edwards

Location – Flat 61 The Moorings, Stafford Street, Stone

Development – Retrospective application for the replacement of windows and a patio door

Observations: The Town Council supports the comments of the Conservation Officer and the precedent set by the outcome of planning application 15/22309/LBC.

Application Number – 19/31330/FUL (amended plans)

Applicant – Mr A. Roe (A. J. Roe Properties)

Location – 2 Oulton Road, Stone

Development – Side extension and change of use of former tattoo studio (sui generis) to new fish and chip restaurant and take away (class A3)

Observations: The Town Council objects to this planning application and repeats its representations of 9 January 2020, submitted in response to the original plans:

The Town Council objects to the development proposal because of the following points of concern:

- Road safety risk to motorists and pedestrians – the location of the shop is not ideal as there will inevitably be inappropriate on street parking from customers who are not willing to park safely, away from the bridge, a major road junction and clear of double yellow road markings.
- Traffic congestion and flow – another consequence of the on street parking that is likely to occur outside a fish and chip takeaway near a busy road junction.
- The arrangements for the delivery of supplies – delivery vehicles will not be able to park outside the restaurant safely and without obstruction.
- Environmental Heath aspects – there is no information in the application about the installation of an extractor unit. This equipment will be a necessary requirement in a fish and chip restaurant/takeaway and as they operate noisily, may cause disturbance to neighbouring homes.
- Disposal of rubbish/litter – the arrangements for the disposal rubbish and the management of litter have not been stated in the application.

Application Number – 20/32053/HOU

Applicant – Mr S. Nicholls

Location – 4 Kings Avenue, Stone

Development – Demolition of existing timber framed conservatory and rebuilding to the same foot print and replacement windows to rear elevations

Observations: No objections

Application Number – 20/31898/ADV

Applicant – Mrs J. Evans

Location – Car park at rear of 41A Mill Street, Stone

Development – Signage advertising the terms and conditions of parking at the car park

Observations: No comment

Application Number – 20/32101/HOU

Applicant – Mrs Van De Laarschot

Location – The Beeches, 170 Oulton Road, Stone

Development – proposed greenhouse

Observations: No objections

Application Number – 20/32118/HOU

Applicant – Mr T. Yorke

Location – 1 Victoria Street

Development – Erection of single storey extension to the rear that replaces existing outbuildings

Observations: No comment

Application Number – 20/32115/HOU

Applicant – Mr & Mrs Northwood

Location – 30 Stuart Close North, Stone

Development – Two storey side extension and single storey rear extension with the widening of existing dropped kerb and drive

Observations: No comment

Application Number – 20/32178/FUL

Applicant – Mrs P. Johns

Location – Land adjacent to 11 Flax Croft, Stone

Development – Removal of Condition 11 on application 19/30663/FUL

Observations: No objections

Application Number – 20/32065/FUL

Applicant – Mr A. Roe (A. J. Roe Properties)

Location – 2 Oulton Road, Stone

Development – Two new semi-detached dwellings on land to the rear of 2 Oulton Road

Observations: The Town Council has no objections to the concept of building on the land to the rear of 2 Oulton Road. Concerns are, however, expressed about the plans in their current form. The proposal to build two, four bedroomed houses is considered to be too much for the size of the site, with unacceptable consequences in relation to the adequacy of vehicular parking.

The residential car parking standards detailed in Appendix B of the Plan for Stafford Borough state that detached or semi detached dwellings with four or more bedrooms should have three spaces for residents and visitors within the curtilage of the dwelling.

Local Plan Policy T2 (Parking and Manoeuvring Facilities) states that all new development must have a safe and adequate means of access and egress and internal circulation, and the facilities do not materially impact highway safety or traffic movement.

The parking provision detailed in this proposal falls short of these standards. The dwellings have two car parking spaces, one in front of the other with barely room to access and with egress by reversing into the road. Such large homes will likely lead to more than two cars per household and therefore more on-street parking.

In addition the point was made that there may be a possible issue with the height of the proposed dwellings in relation to surrounding properties.

Application Number – 20/32110/COU

Applicant – Mr M. Irfan (Star Private Hire Staffs Ltd)

Location – 6 Church Street, Stone

Development – Change of use of former hairdressers (Use Class A1) to Taxi Booking Office

Observations: The Town Council raises no objections to a change of use of 6 Church Street for the operation of a business that will provide a valuable service to the residents of Stone.

However, concern is expressed about the business causing on-street parking and waiting which would be to the detriment of the free flow of traffic, create access and safety issues, and disturbance to the amenity of the neighbouring residential accommodation.

The application makes no reference to where the taxis would wait and Stafford Borough Council should seek clarification on the number of vehicles that would be associated with the business and where they would be parked at the premises.

As parking restrictions exist in Church Street (in the form of double yellow lines), Planning Conditions should prevent its use as a pick up point for customers and a rest stop for taxi drivers at all times.

Application Number – 20/32135/FUL

Applicant – English Dominican Congregation

Location – St Dominics Convent, Station Road, Stone

Development – Erection of care home (Building Block A) to complete application 18/28402/FUL. Relocation of bin store, parking areas and associated works.

Observations: No comment

Application Number – 20/32201/HOU

Applicant – Mr A. Wright

Location – 14 Augustine Close, Aston Lodge Park, Stone

Development – Side extension above existing garage to form additional bedrooms

Observations: No objections

Application Number – 20/32242/HOU

Applicant – Mrs B. Hurdle

Location – 51 Stafford Road, Stone

Development – Two storey rear extension and associated internal alterations

Observations: No objections

Application Number – 20/32307/COU

Applicant – Mr L. James (The Original Reggies of Stone)

Location – 41B High Street, Stone

Development – Removal of condition 3 (use of the flat roofed area) on application 19/30984/COU

Observations: The Town Council raises objections to the proposed roof terrace for the following reasons:

- To safeguard the character of the Stone Conservation Area.
- To protect the amenity of nearby residents from noise and nuisance.
- To encourage use of the High Street for residential apartments, an issue which will become increasingly important in the future. Reference is made to Stafford Borough Local Plan Policies N1 (Design) and N9 (Historic Environment).

Please also note the following comments:

- Removal of Planning Condition 3 on application 19/30984/COU, little more than six months after the award of planning permission, appears to undermine its original purpose and value.
- Should the Committee be minded to approve the application, planning conditions should be applied to ensure that adequate measures are implemented to mitigate the potential for noise pollution. These should include sound screening and a requirement for music volumes and noise levels to be maintained within acceptable parameters.

Application Number – 20/31715/HOU (amended plans)

Applicant – Mr Bright

Location – Lynton, Church Street, Stone

Development – Rear two storey extension to dwelling house

Amendments – Two storey extension omitted; single storey extension spanning the width of the dwelling at rear and balcony (which does not fill the entirety of the proposed flat roof extension and is away from the boundary with the neighbouring residential property).

Observations: No objections

Application Number – 20/32347/LBC

Applicant – Mrs K. Edwards

Location – The Moorings, Flat 61 Stafford Street, Stone

Development – Replace existing UPVC window and French door with timber to comply with Listed Buildings status. Retrospective consent to maintain UPVC was rejected under ref: 20/31892/LBC

Observations: No objections

Application Number – 20/32249/FUL

Applicant – Mr A. Stewart (Persimmon Homes West Midlands)

Location – Walton Hill Residential Development West of Longhope Drive, Stone

Development – Full application for the erection of 60 no. dwellings including access, open space and associated infrastructure

Observations: No objections

Application Number – 20/32305/HOU

Applicant – Mr M. Walley

Location – 22 Northesk Street, Stone

Development – Repair and replace a number of sash windows/patio doors

Observations: No objections

Application Number – 20/32420/HOU

Applicant – Mr P. Frodsham

Location – 5 Airdale Road, Stone

Development – Proposed alterations, extensions and replacement of flat roof with pitched roof and first floor extension over existing garage

Observations: No objections

Application Number – 20/32466/HOU

Applicant – Mr M. Warrilow

Location – 8 Fraser Close, Stone

Development – Porch off side elevation and single storey rear extension with the demolition of existing car port

Observations: No objections

Application Number – 20/32467/FUL

Applicant – Mr R. Jenkinson & Mr R. Dawson

Location – 30 & 32 Whitemill Lane, Stone

Development – Replace existing flat roof with new hipped roof and bedroom in new roof space

Observations: No objections

Application Number – 20/32425/HOU

Applicant – Mrs T. Flanagan

Location – 13 Gower Road, Stone

Development – Single storey rear extension

Observations: No objections

Application Number – 20/32307/COU (amended plans)

Applicant – Mr L. James (The Original Reggies of Stone)

Location – 41B High Street, Stone

Development – Removal of condition 3 (use of the flat roofed area) on application 19/30984/COU

Amendment – Additional structures on the roof terrace: gates, barrier, seating, bar

Observations: The Town Council has no additional comments to add in response to the proposed amendments and repeats its representations of 20 May 2020 which are as follows:

The Town Council raises objections to the proposed roof terrace for the following

reasons:

- To safeguard the character of the Stone Conservation Area.
- To protect the amenity of nearby residents from noise and nuisance.
- To encourage use of the High Street for residential apartments, an issue which will become increasingly important in the future. Reference is made to Stafford Borough Local Plan Policies N1 (Design) and N9 (Historic Environment).

Please also note the following comments:

- Removal of Planning Condition 3 on application 19/30984/COU, little more than six months after the award of planning permission, appears to undermine its original purpose and value.
- Should the Committee be minded to approve the application, planning conditions should be applied to ensure that adequate measures are implemented to mitigate the potential for noise pollution. These should include sound screening and a requirement for music volumes and noise levels to be maintained within acceptable parameters.

Application Number – 20/32644/FUL

Applicant – Screwfix Direct Limited

Location – 5-7 Diamond Way Business Park, Diamond Way, Stone

Development – Variation of condition 8 on application 16/23975/FUL

Observations: Members repeat their objection submitted regarding planning application 16/23975/FUL. They object due to the inappropriate development in close proximity to a residential area and concerns regarding noise and vibration.

Application Number – 20/32291/HOU

Applicant – Mr & Mrs Harris

Location – 9 Fallowfield Close, Stone

Development – Front, side and rear extensions

Observations: No objections

Members of the public are welcome to attend the Planning Committee meeting as observers and/or to make representations to the committee in accordance with the Council's scheme of public participation. Details of this scheme are displayed in the Council's notice boards and website.

Stone Town Council – Planning Committee

Minutes of the meeting held in the Council Chamber at 15 Station Road, Stone, on Tuesday 3 March 2020

PRESENT: Councillor J. Davies in the Chair, and
Councillors: T. Adamson, K. Argyle, A. Best, Mrs A. Burgess, Mrs L. Davies,
Mrs K. Dawson, I. Fordham, M. Hatton, J. Hickling, T. Kelt, R. Kenney, P. Leason,
J. Powell, C. Thornicroft and R. Townsend

ABSENT: Councillors: M. Green and Mrs J. Hood

P20/097 **Apologies**

Apologies were received from Councillors: M. Green and Mrs J. Hood

P20/098 **Declarations of Interest and Requests for Dispensations**

None received

P20/099 **Representations from Members of the Public**

None received

P20/100 **Minutes**

RESOLVED:

- a) That the minutes of the Planning Committee meeting held on 4 February 2020 (Minute Numbers P20/091 – P20/096), be approved as a correct record.

P20/101 **Planning Applications**

Application Number – 20/31886/LBC

Applicant – Whitecross Dental Care Ltd

Location – 10 High Street, Stone

Development – Convert first floor meeting room into a Dental Surgery with relevant internal alterations

Observations: No objections

Application Number – 20/31934/FUL

Applicant – Mr J. Chen

Location – 67 High Street, Stone

Development – Change of use to class A5 for takeaway shop in the ground floor, the change of use to residential 4 bedroom apartment in 1st and 2nd floor. The

installation of the kitchen extraction flue and equipment on the rear wall behind the side alleyway.

Observations: The Town Council objects to this planning application due to the impact the takeaway shop will have on traffic and parking. The development proposal should also conform with the planning requirements of the conservation area.

Application Number – 20/31981/HOU

Applicant – Mr G. Rutherford

Location – 1 Cedar Park, Stone

Development – Porch extension to front

Observations: No objections

P20/102

To note the following items considered under delegated powers where no objections were forwarded to Stafford Borough Council due to no Member asking for the item to be considered by a special meeting of the Committee.

Application Number – 19/30835/FUL (amended plans)

Applicant – A. J. Roe Properties

Location – 75 High Street, Stone

Development – First floor extension to existing office. Conversion of existing basement area to form new licensed premises, changing from office space to a drinking establishment.

Observations: The Town Council does not welcome this development in the High Street, and wishes to repeat the observations made in response to the original and previously amended plans (letters dated 16 October and 13 November 2019) which are:

The Town Council objects to this development proposal in its current form and supports the representations made by both the Planning and Conservation Officer and Staffordshire Police.

CHAIRMAN